

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Josh Barnes
927 Hwy 39
Chelsea, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SIXTY EIGHT THOUSAND DOLLARS and zero cents (\$168,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Marlin Timothy Gallups and wife, Judy Jones Gallups** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Josh Barnes and Rebecca Barnes** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

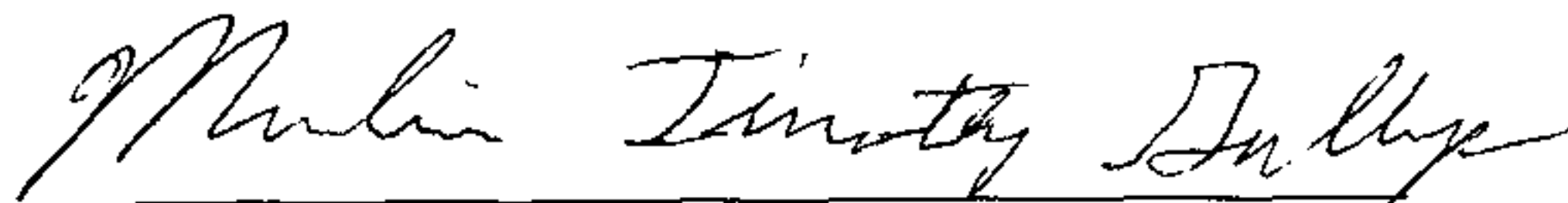
1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.


\$168,000.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of May, 2018.

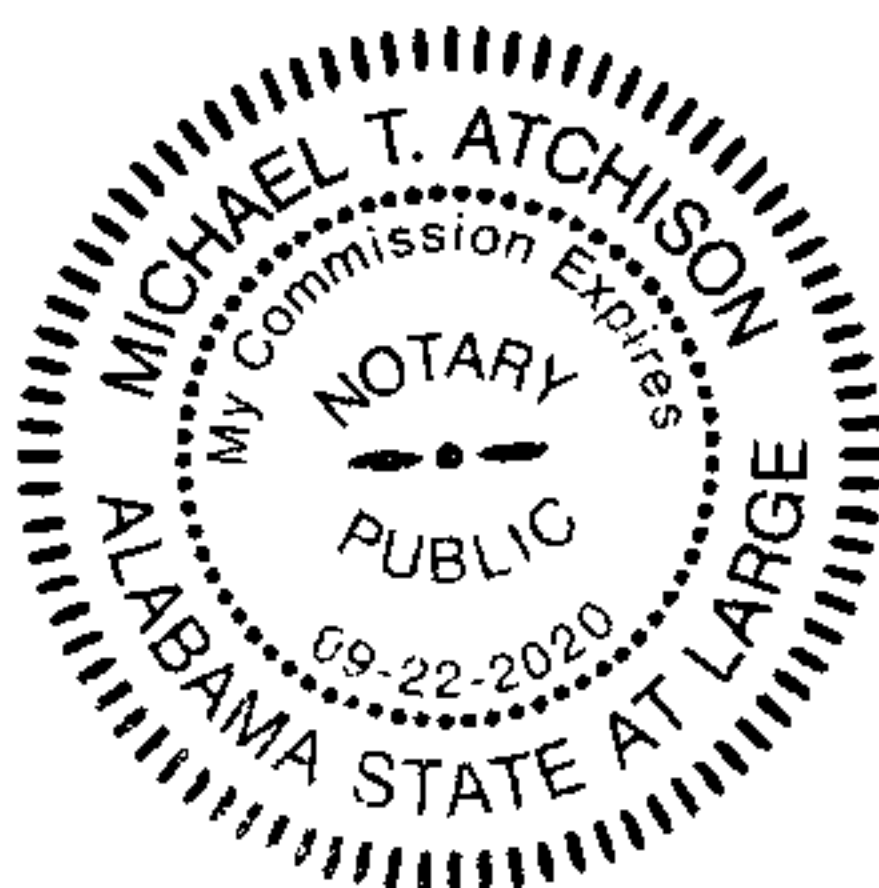

Marlin Timothy Gallups

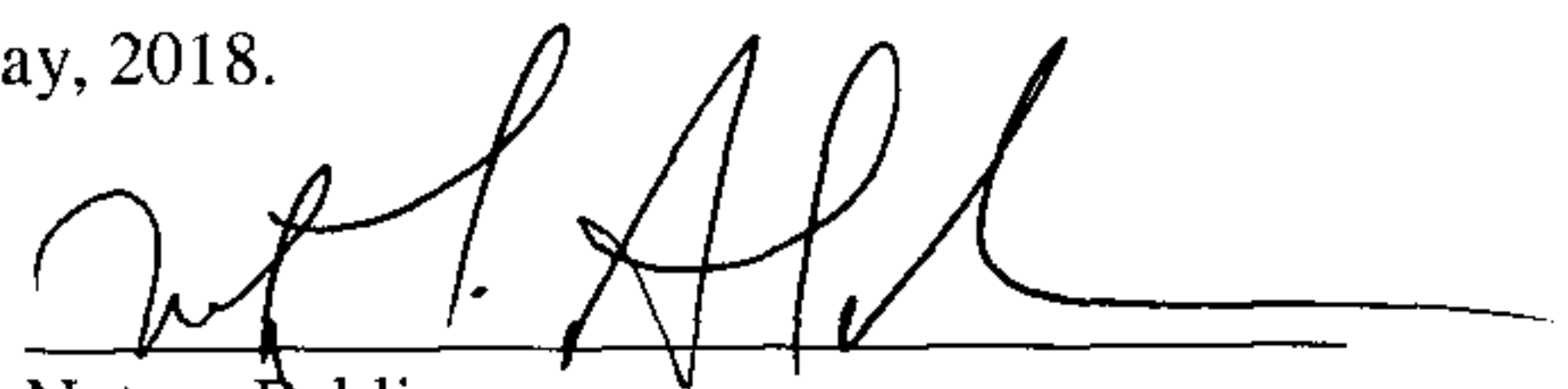

Judy Jones Gallups.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Marlin Timothy Gallups and Judy Jones Gallups** whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, 2018.




Notary Public
My Commission Expires: 9/22/2020




20180518000171330 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/18/2018 08:52:35 AM FILED/CERT

EXHIBIT A – LEAGAL DESCRIPTION

PART OF THE S.W. 1/4 OF S.W. 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH OF RANGE 1 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 610.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE 86 DEGREES, 30 MINUTES TO THE LEFT IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 210.0 FEET; THENCE 4 DEGREES, 50 MINUTES TO THE LEFT IN A WESTERLY DIRECTION A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING; THENCE 1 DEGREE 15 MINUTES TO THE LEFT IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 210.0 FEET; THENCE 87 DEGREES, 25 MINUTES TO THE LEFT IN A SOUTHERLY DIRECTION AND PARALLEL TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 210.0 FEET; THENCE 92 DEGREES, 35 MINUTES TO THE LEFT IN AN EASTERLY DIRECTION A DISTANCE OF 210.0 FEET; THENCE 87 DEGREES, 25 MINUTES TO THE LEFT IN A NORTHERLY DIRECTION A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING, SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.


20180518000171330 2/3 \$22 00
Shelby Cnty Judge of Probate, AL
05/18/2018 08:52:35 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Marlin Gallups
Mailing Address 1420 Hwy 7
Wilsonville AL
35186

Grantee's Name Josh Barnes
Mailing Address 927 Hwy 39
Chelsea AL 35147

Property Address 927 Hwy 39
Chelsea AL
35143

Date of Sale 5-17-18
Total Purchase Price \$ 168,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 17 May 18

Print Marlin Gallups

☐ Unattested

Sign Marlin Gallups

(verified hv)

(Grantor/Grantee/Owner/Agent) circle one



20180518000171330 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/18/2018 08:52:35 AM FILED/CERT

Form RT-1